



DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	L0400347400 & L0400347500
Lot Count:	2
Account # or GEO #:	L0400347400 & L0400347500
Property Address:	Bankside, Livingston, TX 77351
If No Address or 0 address: Closest Property with Numbered Address	722 Bankside, Livingston, TX 77351
County:	Polk
State:	Texas
Lot Number:	LOTS 842 & 843
Legal Description:	LAKE LIVINGSTON VILLAGE SECTION 14 LOT 842 & LAKE LIVINGSTON VILLAGE SECTION 14 LOT 843
Parcel Size:	0.15 total acres
Subdivision:	LAKE LIVINGSTON VILLAGE
Approximate Dimensions:	155.4 feet
GPS Center Coordinates (Approximate):	30.71460654193033, -95.06581098593246
GPS Corner Coordinates (Approximate):	30.714702 -95.065696 30.714853 -95.065584 30.714692 -95.065347 30.714541 -95.065453
Google map link:	https://goo.gl/maps/G9x4V7i81hUYNNGcA
Elevation:	155.4 feet
Market Value:	\$11,195.20
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/1M-Ew8jez1Lt3c4vHx5N-5O1UJcco4a4Y/view?usp=drive_link
If others, please specify:	
Is there a Structure (Yes or No (If Yes: Explain)	

Property miscellaneous images	
YouTube Link:	
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Houston, TX - 1 hr 22 min (79.9 miles)
Closest small town:	Livingston Texas 77351 - 24 min (11.1 miles)
Nearby attractions:	Lake Livingston State Park - 14 min (8.6 miles) Joe Pegido Park -16 min (10.0 miles) Polk County Memorial Museum - 16 min (9.7 miles) Onalaska City Park - 18 min (12.3 miles) Tiger RV - 35 min (27.4 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	https://propaccess.trueautomation.com/ClientDB/Property.aspx?cid=11&prop_id=78527
Assessor Contact	(936)-327-6801
Treasurer Website	https://propaccess.trueautomation.com/ClientDB/Property.aspx?cid=11&prop_id=37381
Treasurer Contact	936-327-6816
Recorder/Clerk Website	Link
Recorder/Clerk Contact	(936) 327-6805
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	(936) 327-6820
County Environmental Health Department Website	Link
County Environmental Health Department Contact	(936)-327-6826 Ext 2
GIS Website	https://propaccess.trueautomation.com/mapSearch/?cid=93&p=78475
CAD Website	https://propaccess.trueautomation.com/mapSearch/?cid=93&p=78475
Electricity Company Name & Phone Number	
Water Company Name & Phone Number	

Sewer Company Name & Phone Number	
Gas Company Name & Phone Number	
Waste Company Name & Phone Number	
TAX DATA	
QUESTION/S	DATA
Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	Current
Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what year)	None
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$116.61 (2022)
Are there any tax liens for this property? If yes, how much is the amount owed? (From what year to what year? Note: Most of the time the county does not have access to this data because they don't know if there are any mortgages or any kinds of liens.	None
Is the property part of an HOA (Home Owners Association) or community? (Yes/No)	Yes
How much is the annual HOA due?	\$180/year
Are there any HOA dues? If yes, how much is the total amount owed?	N/A
County Operator Details who Confirmed the Information:	https://propaccess.trueautomation.com/ClientDB/Property.aspx?cid=11&prop_id=78527
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential
Terrain type? (Is it flat /slope/etc)	Flat
Property use code?	Residential
Is the land cleared? (Yes/No)	Yes

Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
What can be built on the property? (Different types of homes that we can build on the lots.)	Single-family dwelling
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	Yes
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	Yes
Are RVs allowed on the property? (Please ask if there are any restrictions.) Yes/ No	Camping is allowed
Note's on RV's (jot down notes about whatever the county has to say)	yes
Are Mobile homes permitted on the property? (Please ask if there are restrictions.) Yes/No	RV is allowed on the property. you can live in it as long as it is approved by the Association
Notes on mobile homes (jot down notes about whatever the county has to say)	Yes
Are tiny houses or small cabins allowed on the property? Yes/ No (Please ask if there are restrictions.) Yes/No	Mobile home is allowed
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	None
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	35ft
What are the setbacks of the lot?	None
What is the minimum lot size to build on the property?	None
Is there any time limit to build?	1 year
Is there a County or City Impact fee required to build and if so how much does this cost?	Will be part of HOA fees
Is the property in a flood zone and if so what needs to be done to the lot to build?	Not in the flood zone area
Any other restrictions?	https://img1.wsimg.com/blobby/go/f948c1f2-0590-4b59-aaf3-30655d4e2c10/downloads/Declaration

	%20-%20Section%2014.pdf?ver=1684161657318
Is the property in a Flood zone? (if yes add a link to FEMA Website)	Zone X
Link to FEMA website	Link the document here
Is property wetland?	Partially in wetlands
Link to Wetland website	Link the document here
County Operator Details who Confirmed the Information:	
UTILITY DATA	
QUESTION/S	DATA
Is the property located inside or outside the city limit? Notes: If Inside City: It means water and sewer are provided by the city (You need to confirm it) IF Outside City: It is considered under County, which means water can be built through a deep well (You need to confirm it)	County
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Not connected but available
If YES... (Put the company name and the phone number of the provider)	Aqua America https://www.aquawater.com 877-987-2782
If it's in the area (Put the street name where the main water line is located.)	Wood FRST
If NO: (Ask if we have to dig a well, or, if is there any utility company that provides water in the area where the property is located.)	N/A
How much will it cost (setup cost) to have a water connection?	Buyer needs to gather information
Does the property currently have a Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Sewer
If YES (confirm if it's a SEWER or SEPTIC: Is it	Private company

provided by the county/city or private company?)	
Please ask for the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	Aqua America https://www.aquawater.com 877-987-2782
If NO: Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?	N/A
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	N/A
How much will it cost (setup cost) to have a sewer connection or septic installed?	Buyer needs to gather information
Does the property currently have electricity connected? (Yes, No, or Do Not Know)	Not connected but available in the area
What is the electric company name (Confirm If there is an Electric company Service in the area - Select either City, Community, None, etc.)	Sam Houston Electric Co-Op (SHECO) https://www.samhouston.net 800-458-0381
How much will it cost (setup cost) to have a power connection?	Buyer needs to gather information
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Propane gas
For waste... Will the county or city pick up the trash?	Piney Woods Sanitation https://www.pineywoodssanitation.com 800-324-2092
If YES... Get the details of the company name and contact information of that service in the area... NOTE: If NO, (Ask if it's the responsibility of the property owner.)	Piney Woods Sanitation https://www.pineywoodssanitation.com 800-324-2092
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County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM LM TEAM:	

DISCLAIMER

The buyer is responsible for verifying all information with the County as to what can and can't be done with the property. The buyer will need to work with the County to obtain the proper permits if needed. The buyer will also need to confirm the availability of any utilities needed or serviced on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.